

**QUESTIONS AND ANSWERS**  
**RFQ SPE50016Q0020**  
**Cusco Office Construction Project**

1. Q: Could the Government provide a copy of the contract model?  
A: No. The RFQ package will turn into the contract by removing sections J, K and L.
2. Q: Are advance payments allowed?  
A: No advanced payments are allowed. However, monthly progress payments may be authorized as work progresses.
3. Q: Is a Letter of Bank Guaranty or Performance Bond required for this project?  
A: Yes. As stated under Section G.1.0 – Performance/Payment Protection, the contractor shall furnish some form of payment protection in the amount of 50% of the contract price (i.e. letter of bank guaranty, payment bond or performance bond).
4. Q: Confirm if the 10% held at the end of the work can be supported by a letter of bank guaranty.  
A: Yes. In accordance to G.1.3 - Upon final acceptance, the penal sum of the performance security shall be reduced to 10% of the contract price. The security shall remain in effect for one year after the date of final completion and acceptance, and the Contractor shall pay any premium required for the entire period of coverage.
5. Q: Will the Government provide electricity and lighting as well as the electrical panel boards and connections?  
A: The apartment has an electrical supply which could be used to perform temporary electrical installations. Please include them as an item under “1.0 TRABAJOS PRELIMINARES”
6. Q: Will the Government provide water supply, connections and outputs?  
A: The apartment has a water supply which could be used to perform temporary installations and a portable bathroom. Please include them as an item under “1.0 TRABAJOS PRELIMINARES”
7. Q: Will the Government provide SSHH, drains and portable showers?  
A: See answer question 6.

8. Q: Will the Government provide a space to be used by the contractor as a warehouse? If so, please indicate location area.  
A: The office area may be used, and with building owner permission the 1st Floor back patio of the building may be used temporarily as a warehouse. The contractor will be responsible to secure the area with locks.
9. Q: Will the Government implement a dining room area for contractor's workers?  
A: No. It should be considered by Contractor if needed.
10. Q: Will the Government provide security services during the construction process?  
A: No. The building has a doorman who can grant access during working hours.
11. Q: Does the Government have a building license (licencia de edificacion) permit enabled? .  
A: No. Each company has to obtain its own construction license and permits to work in Cusco. In addition, the company would need to get the proper municipality permits, if any, to remodel the interior office space. The Government will work with the local municipality to obtain the operational license for the space to be used as an office.
12. Q: Will the Government provide Attachment 6 -Drawings in AutoCad?  
A: No. However, the CAD drawings will be provided to the awarded construction company.
13. Q: Does the Government require occupational medical exams of contractor's employees?  
A: No
14. Q: Could the contractor include additional breakdown of price by division of specifications under Attachment 5?  
A: The contractor may include additional items under each category, but should not add additional categories. Please note that quantities provided are referential only.
15. Q: Please clarify payment method and frequency.  
A: Payments will be made by Electronic Funds Transfer (EFT) no more frequent than once a month. Payment requests shall cover the value of labor and materials completed and in place, including a prorated portion of the overhead and profit. Invoices will be processed for payment within 30 calendar days, upon receipt of original invoice and supporting documentation approved by the Contracting Officer Representative.

16. Q: After Completion of the construction, will the contractor have any work for obtaining the operating license?

A: The Government will work with the local municipality to obtain the operational license for the space to be used as an office.

17. Q: Who will responsible for local municipality and INDECI payments?

A: The Government will pay the local municipality and any taxes or permits to obtain the operational license for the space to be used as an office.

18. Q: The bidder must complete SF-1442, block 19 (Acknowledgment of Amendments)?

A: Yes. Bidders must provide and attach with his proposal a signed copy of amendment(s) issued as well.

19. Q: How will the water, sewage and electric pipes and conduits be installed: the contractor will have to demolish the floor or will have to pass the conduit by the ceiling?

A: Even though the design shows the ways to run the electrical conduits, water and sewage lines, the contractor could coordinate with the COR the best way to install them.

20. Q: If the furniture described in Attachment 2 - Specifications cannot be found in Cusco, could the bidders propose other brands?

A: The design has been performed by a local design company, and most of the specified material could be purchased locally. During the construction, the contractor could send a submittal proposing an alternative product which would be reviewed, and then approved or rejected by the US Government through the COR.

21. Q: In regard to the paperwork with public agencies, will the contractor be responsible for management and payment?

A: Please see answers to questions 11, 16 and 17.

22. Q: In reference to Attachment 10 – Sample Letter of Bank Guaranty, the Contractor will issue a letter bail for 20% of the amount of the contract and additional 10% for the job completed as warranty?

A: Attachment 10 was provided as a sample letter of bank guaranty. As stated under Section G.1.0 – Performance/Payment Protection, the contractor shall furnish some form of payment protection in the amount of 50% of the contract price (i.e. letter of bank guaranty, payment bond or performance bond). In accordance to G.1.3 - Upon final acceptance, the penal sum of the performance security shall be reduced to 10% of the contract price. The security shall remain in effect for one year after the date of final completion and acceptance, and the Contractor shall pay any premium required for the entire period of coverage.

23. Q: How often payment valuations are processed?

A: Payments will be made by Electronic Funds Transfer (EFT) no more frequent than once a month.

24. Q: Does the Government have a construction license in place. If so, what's the due date?

A: Please see answer to question 11.

25. Q: Will Government/landlord deliver their supplies to the job site or the contractor needs to include it as part of his quotation?

A: The Government will be responsible for transportation of equipment and supplies that are property of the Government and landlord.

26. Please provide the structure plans of the building for demolition works.

A: There should be no need for structural plans; walls to be demolished are not load bearing. This topic will be discussed in detail with the awarded construction company.

27. Please provide electrical plans of the building.

A: There should be no need for electrical plans. This topic will be discussed in detail with the awarded construction company.

28. Please provide water plans of the building.

A: There should be no need for water plans. This topic will be discussed in detail with the awarded construction company.

29. Q: When is the work considered complete – when the construction firm is done or when the municipality accepts the work?

A: For payment and calculation purposes, when the firm is finished and the Government has completed its acceptance of the work (not necessarily when the municipality completes its process).

30. Q: Will an electrical upgrade be necessary?

A: Possibly. The new office has already contracted 8 Kw/3Phase. According to the design requirements, an electrical upgrade is recommended. If necessary, this topic will be discussed during the post-award conference to the awarded contractor. Any payment will be made by US Government. Please note that it would not be necessary to replace the electrical feeder coming from electrical meter (First Floor) to the office electrical panel (Second Floor).

31. Q: Are there specific standards that the construction firm will need to follow for the fire system? Will it need sprinklers or just detection?

A: Standards are included in the project design. Detection is all that is required.